

PB# 86-61

John Crescenza

58-6-1

② John Crescenza Sub. 9/6/61

General Receipt 8069

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of John Crasantes September 10, 19 86
Twenty-five and 00/100 \$ 25.00
DOLLARS

For Subdivision Fee 86-61

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2197		25.00

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 8672

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Zimmerman Engineering Feb. 25, 19 87
One Hundred and 00/100 \$ 100.00
DOLLARS

For Pre Preliminary - 86-61

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2548		

By Pauline G. Townsend
Town Clerk
Title

General Receipt 8803

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Zimmerman Engineering April 2, 19 87
Three Hundred ninety and 00/100 \$ 390.00
DOLLARS

For Preliminary 100.00 - Final Plat 100.00 - Final Plat Fee 150.00
Engineering Fee 40.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 390.00		
# 2624		

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

CK # 2197	25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline J. Townsend
Town Clerk
 Title

General Receipt 8672

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Zimmerman Engineering \$ 100.00
One Hundred and 00/100 DOLLARS

For Pre Preliminary - 86-61

DISTRIBUTION

FUND	CODE	AMOUNT
Check 100.00		
# 2548		

By Pauline J. Townsend
Town Clerk
 Title

General Receipt 8803

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Zimmerman Engineering \$ 390.00
Three Hundred ninety and 00/100 DOLLARS

For Preliminary 100.00 - Final Plat 100.00 - Final Plat Fee 150.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check 390.00		
# 2624		

By Pauline J. Townsend
Town Clerk
 Title

ZIMMERMAN ENGINEERING & SURVEYING, P.C. 2625
 ROUTE 17 M - BOX 313 PH. 914 782-7978
 HARRIMAN, NY 10926

DATE April 2, 1987 60-244/219

PAY TO THE ORDER OF Town of New Windsor \$ 750.00
Seven Hundred Fifty XXX DOLLARS

MEMO: Engineering Subd. Preparation Fee 86-61

THE BANK OF NEW YORK
 800 ROUTE 17M, MONROE, N.Y. 10950

STAMP: 002625 021902446 241011576

Date 19.....

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

[illegible]

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE _____

9-10-86

ADDITIONAL FEES

\$100.00 (*) SITE PLAN FEE _____

\$100.00 PRE-PRELIMINARY _____

\$100.00 PRELIMINARY 100.00

Minor \$100.00 + \$5.00 per unit FINAL PLAT 100.00

\$150.00 FINAL PLAT SEC. FEE 150.00

Varies ENGINEERING FEE 40.00

TOTAL ADDITIONAL FEES

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

\$ 750

4-2-87

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 9-10-86
Preapplication Approval _____
Preliminary Approval _____
Final Approval 3-11-87
Fees Paid 15.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 8/11/86

1. Name of subdivision Subdivision for John Crescenzo
2. Name of applicant John Crescenzo Phone _____
Address Woodcock Mountain Road, Blooming Grove, New York
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record S.M.S. Construction Corporation Phone _____
Address Lakeside Drive, New Windsor, New York
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Zimmerman Engineering & Surveying, P.C. Phone 782-7976
Gerald Zimmerman
Address Route 17M, Harriman, New York 10926
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the west side of Lake Road at the
intersection (Street)
feet of Park Road
(direction)
7. Total Acreage 4.2 Zone R-4 Number of Lots 3
8. Tax map designation: Section 58 Lot(s) 1 Block 6 Lot 1
9. Has this property, or any portion of the property, previously been subdivided No
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No
If yes, list case No. and Name _____

ist all contiguous holdings in the same ownership. None

action _____ Block(s) _____ Lot(s) _____

attached hereto is an affidavit of ownership indicating the dates the respective holdings of
and were acquired, together with the liber and page of each conveyance into the present
owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the
legal owner of the property, the contract owner of the property and the date the contract of
sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors,
officers and stockholders of each corporation owning more than five percent (5%) of any
class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Gerald Zimmerman, hereby depose and say that
the above statements and the statements contained in the papers submitted herewith
are true.

Gerald Zimmerman
Mailing Address _____

Brought to before me this

12th day of August, 1986.

Domini Lynn Post
NOTARY PUBLIC

Agent for Applicant

TAMMIE LYNN POST
STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES MARCH 30, 1987

SHORT ENVIRONMENTAL ASSESSMENT FORMINSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ X No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ X No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ X No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ X No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ X No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ X No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? ☐ Yes ☒ X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? ☐ Yes ☒ X No
10. Will project have a major effect on existing or future recreational opportunities? ☐ Yes ☒ X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ X No
13. Will project have any impact on public health or safety? ☐ Yes ☒ X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ X No
15. Is there public controversy concerning the project? ☐ Yes ☒ X No

PREPARER'S SIGNATURE: Gerald Z... TITLE: Project Engineer
REPRESENTING: Zimmerman Engineering & Surveying DATE: 8/11/86

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

MARCH 11, 1987

BOARD MEMBERS PRESENT: CARL SCHIEFER, VICE CHAIRMAN
LAWRENCE JONES
HENRY VAN LEEUWEN
HENRY MC CARVILLE
RON LANDER

OTHERS PRESENT: JOSEPH RONES, PLANNING BOARD ATTORNEY
MARK EDALL, PLANNING BOARD ENGINEER
FRANCES ROTH, SECRETARY

ABSENT: HENRY REYNS
HENRY SCHEIBLE

Mr. Schiefer called the regular meeting to order.

Mr. Schiefer: I'd like to welcome a new Board member, Mr. Ron Lander.

Mr. Schiefer asked if there were any additions or corrections to last month's minutes. Being that there were none, a motion was made to accept the minutes as distributed by Mr. Jones, seconded by Mr. McCarville and approved by the Board.

Roll Call: Mr. Jones Aye
Mr. Lander Aye
Mr. Van Leeuwen Abstain
Mr. McCarville Aye
Mr. Schiefer Aye

JOHN CRESCENZO SUBDIVISION (86-61) ZIMMERMAN

Mr. Zimmerman: I briefly went through Mr. Edsall's comments regarding the subdivision. We are proposing three lots on four acres location is Mecca Drive and Lake at the intersection of these two streets. The subdivision was reviewed by the Board in January and Mr. Edsall had some comments regarding topo which we have added more detail regarding that. We have indicated existing sewers and each of these three lots will be served by the sewers that exist in Lake and Mecca Drive. He has indicated we need interior metes and bounds of the lots and we have provided that information along with the lot areas on each of the lots. And a note certifying as to the accuracy of the survey and that information has been added. There is a stream that goes through the property and we have continued an easement through that property itself because drainage cost comes from the adjoining property and we pick it up through our lot before it goes through Lake Road and we have provided an easement to continue that. So basically unless you have some other comments we have addressed Mr. Edsall's

comments and he indicates he is satisfied with the plan.

Mr. Schiefer then read Mr. Edsall's comments regarding this project.

Mr. Schiefer: That is exactly what we have just been told in the comments.

Mr. Van Leeuwen: On lot number 1 I think you don't show the size of the house and the distance between that and the easement.

Mr. Zimmerman: The size of the house we don't have an exact size it could vary.

Mr. Van Leeuwen: How many feet away from the easement?

Mr. Zimmerman: From the easement we are 30 to 35 back from the edge of the easement.

Mr. Schiefer: Any other comments on this? I think everything we have asked for has been included on there.

Mr. Van Leeuwen: On lot number 1 it says area on .5 acres.

Mr. Zimmerman: More than half an acre, 6/10 of an acre.

Mr. Van Leeuwen: Can you give me the lot size of number 3?

Mr. Zimmerman: Lot number 2 is 1.24, number 3 is 2.34. They are large lots.

Mr. Van Leeuwen: Except number 1. "That the Planning Board of the Town of New Windsor approve the subdivision of John Crescenzo." Seconded by Mr. McCarville.

Roll Call:	Mr. Van Leeuwen	Aye
	Mr. McCarville	Aye
	Mr. Lander	Aye
	Mr. Jones	Nay
	Mr. Schiefer	Aye

Mr. Jones: I don't like it with all the water around the property, we are going to have trouble with the stream.

Mr. Schiefer: Thank you.

HERBERT REDL SITE PLAN (86-66) GREVAS

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Schiefer: Have you seen the engineer's comments?

Mr. Grevas: No. I discussed them briefly with Mark from which I understand we have answered all the questions.

Mr. Schiefer read the comments from Mark Edsall.

Mr. Schiefer: We have photos of the site if anyone wants to take a look at them. I have a letter to the chairman of the Planning Board advising that the



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

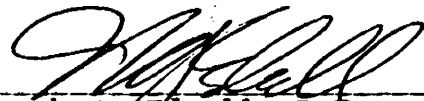
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Crescenzo Subdivision
PROJECT LOCATION: Mecca Drive and Lake Road
NW 1/4: 86-61
11 March 1987

- 1). The Applicant proposes a three (3) lot subdivision of a 4.2 +/- acre parcel. The application was previously reviewed at the 14 January 1987 Planning Board Meeting.
- 2). The Applicant has modified the Plans to include additional information, as requested on my previous comment sheet. Detailed contours, existing sewer information and metes and bounds have been added to the Plan.
- 3). The Board should note that a 75' drainage easement has been provided through the property to service the existing stream and continue the existing drainage easement on the adjacent property (upstream).
- 4). Based on my review, the Plan is acceptable from an engineering standpoint.

Respectfully submitted,



Mark J. Edsall, P.E.
Senior Engineer

MJEfmD



Louis Weinbach
County Executive

Planning Board
received 9/26/86

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ADVISORY REPORT

Date SEPT. 22, 1986
Dept. of P&D No. ADPT 443-86N
County I.D. No. 3816 11

Applicant JOHN CRESCENZO

Proposed Action MINOR SUBDIVISION

Location LAKE AND PARK ROADS, MELLA DR.

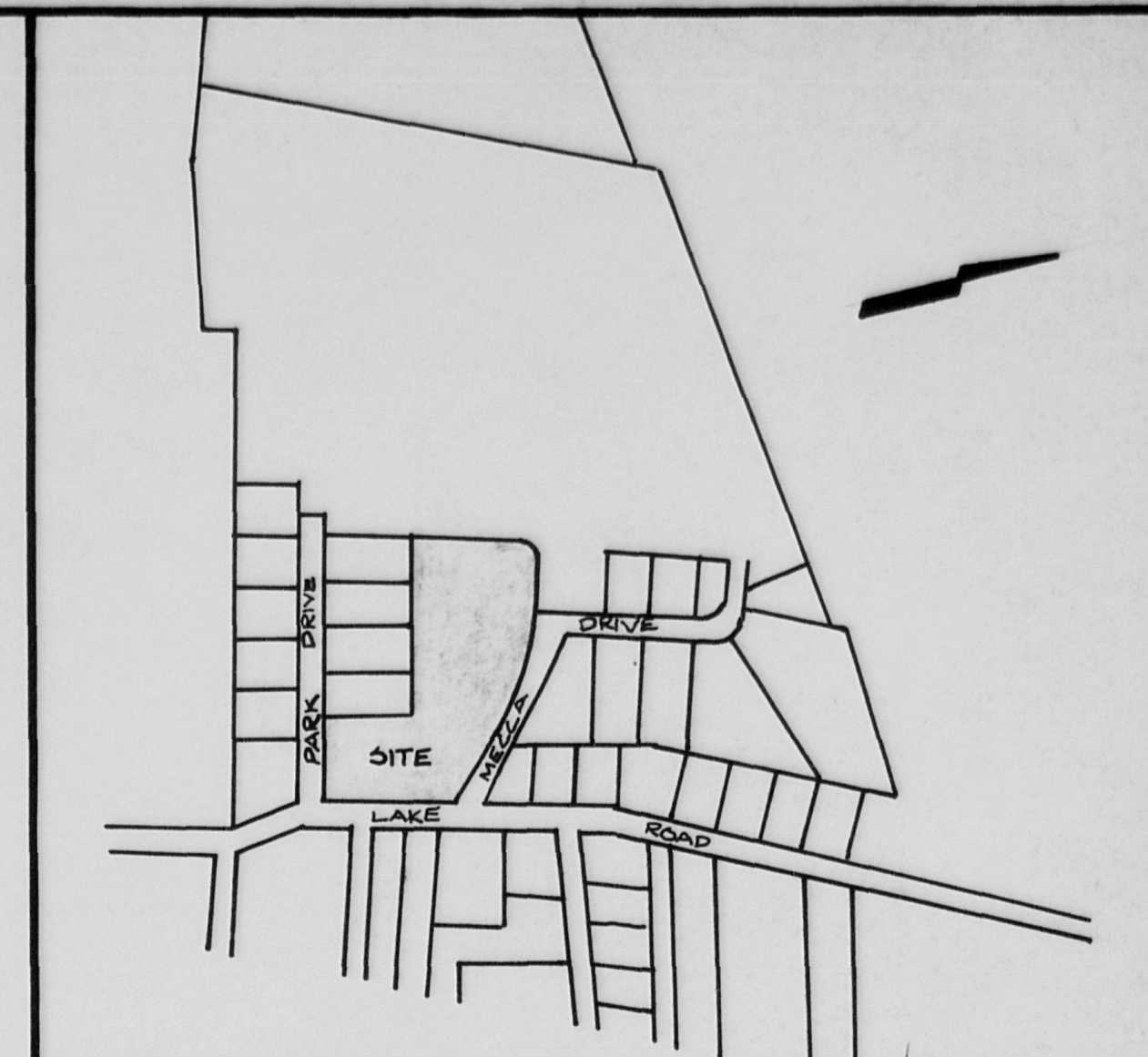
As requested, we have reviewed the above and report as follows:

☒ No County action is required.

☒ There are no apparent major planning considerations and/or issues to be brought to your attention.

☐ The following should be considered:

Peter Garrison
Reviewer



SHEET 1 OF 1	SUBDIVISION		
	FOR		
	JOHN CRESCENZO		
	REVISIONS:		
Δ FEB. 11, 1987	SCALE: 1" = 50'	JOB NO. 84-97	DRAWN BY: J.F.
	DATE: 7-10-86		REV: 1-5-87
TOWN OF NEW WINDSOR			
ORANGE COUNTY, NEW YORK			
ZIMMERMAN ENGINEERING & SURVEYING, P.C.			
RT. 17M, HARRISMAN, N.Y.			